CHECKLIST & TABLE OF CONTENTS

APPLICANT: Town of Chesapeake City

NAME OF SUSTAINABLE COMMUNITY: Chesapeake City

Please review the checklist of attachments and furnish all of the attachments that are applicable. Contents of the notebook should be tabbed and organized as follows:

❏ **TAB #1**   **Applicant Information**

❏ **TAB #2**   **Sustainable Community Baseline Information - In addition to hard copies of the project location map, a detailed listing of parcels (i.e. Parcel ID Numbers) that form the project boundary should be included. Maps should also be submitted in electronic GIS form (shape file). If you have additional comments or questions, please contact Brad Wolters, Senior GIS Specialist, DHCD, wolters@mdhousing.org.**

❏ **TAB #3**   **Local Capacity to Implement Plans & Projects: Attach Sustainable Communities Workgroup roster noted in Section III**

❏ **TAB #4**   **Sustainable Community Plan**

❏ **TAB #5**   **Progress Measures**

❏ **TAB #6**   **Local Support Resolution**

❏ **TAB #7**   **Signed Sustainable Community Application Disclosure Authorization and Certification**

All documents on this checklist are mandatory.
Failure to provide the requested document will automatically deny your application.

I. SUSTAINABLE COMMUNITY APPLICANT INFORMATION

Name of Sustainable Community: Chesapeake City

Legal Name of Applicant: Town of Chesapeake City

Federal Identification Number: 52-6003458

Street Address: 108 Bohemia Ave.

City: Chesapeake City	**County:** Cecil	**State:** MD	**Zip Code:** 21915

Phone No: 410-885-5298	**Fax:** 410-885-2515	**Web Address:** www.chespeakecitymd.gov

Sustainable Community Contact For Application Status:

Name: Sandra Edwards	**Title:** Grants & Program Manager

Address: 108 Bohemia Ave.	**City:** Chesapeake City	**State:** MD	**Zip Code:** 21915

Phone No: 410-885-5298 x	**Fax:** 410-885-2515	**E-mail:** s.edwards@chesapeakecity-md.gov

Person to be contacted for Award notification:

Name: Dean Geracimos	**Title:** Mayor

Address: 108 Bohemia Ave.	**City:** Chesapeake City	**State:** MD	**Zip Code:** 21915

Phone No: 410-885-5298 x	**Fax:**	**E-mail:** d.geracimos@chesapeakecity-md.gov

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II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Through this section, applicants will demonstrate that trends and conditions in homeownership, property values, employment, commercial and residential vacancy, community facilities and infrastructure, natural resources, the local business and residential districts show a need for new or continued revitalization reinvestment. Demographic data and trends provided by Applicants should support the choice of the proposed Sustainable Community Area boundary and help form a basis for needs and opportunities to be addressed through the initiatives and projects described in the Sustainable Community Action Plan (Section IV).

POINTS IN THIS SECTION WILL BE AWARDED BASED ON THE SC AREA'S NEED FOR REINVESTMENT AS EVIDENCED BY THOROUGH DESCRIPTIONS OF CURRENT CONDITIONS OR TRENDS (and will not be based upon current or planned revitalization activities which will be covered in Section IV).

A. Proposed Sustainable Community Area (s):

County: Cecil

Name of Sustainable Community: Chesapeake City

Include boundary descriptions and a map of the Sustainable Community. In addition to hard copies of the of the project location map, a detailed listing of parcels (i.e. Parcel ID Numbers) that form the project boundary should be included. If possible, maps should also be submitted in electronic GIS form (shape file). If you have additional comments or questions, please contact Brad Wolters, Senior GIS Specialist, DHCD, Wolters@MdHousing.org

The proposed Chesapeake City Sustainable Community Area encompasses the entire incorporated limits of the Town of Chesapeake City and contains 332+/- acres of land. A map showing the Proposed Sustainable Community Area boundary and the included parcels is provided as is a detailed listing of the parcels.

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II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Approximate number of acres within the SC Area: 332.00

Existing federal, state or local designations (check all that apply):

☐ Community Legacy Area   ☑ Designated Neighborhood

☐ Main Street   ☐ Maple Street

☐ Local Historic District   ☑ National Register Historic District

☐ A & E District   ☐ State Enterprise Zone Special Taxing District

☐ BRAC   ☐ State Designated TOD

☑ Other(s):   Chesapeake Country National Scenic Byway

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Prior Revitalization Investments & Smart Growth:

(a) List and describe any significant State and local smart growth or revitalization related program investments (for instance, Community Legacy or SC Rehab Tax Credit) that have been invested in the Area since the launching of Maryland's Smart Growth initiative and programs in 1997 (including Housing investment). What impact have these investments made in the community? *(Answer Space 4,000 characters)*

In December of 2009 the Town adopted its current Comprehensive Plan, which includes many of Maryland's Smart Growth principles and goals. In addition, in May of this year the Town adopted a Comprehensive Development Ordinance to implement the goals, policies, and provisions of the Comprehensive Plan. To date the Town's Smart Growth approach has generally been to:

1. Preserve our small-town historic character and waterfront access;
2. Invest in our existing infrastructure and make upgrades as necessary;
3. Promote business investment and new job creation;
4. Promote in-fill development;
5. Increase pedestrian and bicycle linkages;
6. Protect natural resources.

Specifically within the past 5 years, over $170,000 in Program Open Space and Community Parks & Playgrounds Program funding has been invested in green space and park improvements in Town; $56,000 in municipal dock improvements have been made with the help of the Waterway Improvement Fund Program, and significant investments in infrastructure have been made, including but not limited to: $510,000 from the Army Corps of Engineers to run water and sewer lines under the C &D Canal to connect the two water towers and two wastewater treatment plants; $24,000 paid by the town to replace degraded sidewalks (approx. 630 linear ft.); $10,000 paid by the Town for grinding of sidewalks (where upheaval had occurred causing safety concerns); $90,000 paid by the Town for the replacement/relining of sewer lines along Pig Alley, Williams Street, and Lock Street. Regarding private investments, in the past ten years there have been nine certified residential tax credit applications for residential properties in the Historic District. These projects have had a total estimated rehabilitation cost of $933,113.09 and anticipated tax credits of $186,622.62. Meanwhile, only one business has utilized the Neighborhood Business Works program on two separate occasions. Also, the Wilmington Area Planning Council (WILMAPCO) performed a Walkable Communities Workshop for the Town this summer (final report due soon) and WILMAPCO is currently finalizing the Cecil County Bicycle Plan which includes a plan for the Town. All of these public and private initiatives have enhanced the quality of life for town residents and improved the quality of the visitor's experience.

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II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(b) Describe any existing barriers to Smart Growth that may affect your jurisdiction or the proposed SC Area. For instance, does your area have higher development fees than outer "cornfields"?
(Answer Space 4,000 characters)

There are several challenges to revitalization in Chesapeake City, including, but not limited to the following:

•   A depressed economy. The Town's unemployment rate as of June 2012 was 8.7% while Cecil County's unemployment rate was 8.3% as of Aug. 2012, both of which are considerably higher than Maryland's 7.1% (Aug. 2012) unemployment rate.

•   Population loss. Per the 2010 Census the Town's population is only 673, which reflects a 14.5% decrease since the 2000 Census.

•   High water & sewer rates and hook-up fees. Since 2006 there have been five water and sewer rate increases. Over this 6-year period the residential water and sewer base rate has gone up 15% and the cost per gallon has gone up 34%. During this same time period the commercial water and sewer base rate increased 11% and the cost per gallon increased 22%. In addition, since 2006 new water and sewer hook-up fees increased from $8,500 to $15,000, which is a 43% increase.

•   Limited parking. Historically, parking has been an issue within and nearby the Village Center on the south side of Town, but parking is becoming an issue on the north side due to the recent re-opening of Schaefer's Canal House and other revitalization efforts that are underway.

•   Aging infrastructure. Significant private and public investment will be required to address infiltration and inflow problems that are causing overflows at the wastewater treatment plants during storm events. Streets and sidewalks also need considerable attention.

•   Double water and wastewater infrastructure costs. To date the town has had to operate and maintain two water towers and water treatment plants and two wastewater treatment plants, one each on each side of the Canal. This has been a tremendous financial burden on the Town, its residents, and local businesses.

•   State regulations. State mandated stormwater regulations have made redevelopment a more challenging profit making venture, increasing the burden on developers. Chesapeake City is also a waterfront community and therefore must also address Critical Area laws, which require even more stringent stormwater and other environmental controls. While these regulations and laws improve water quality they also make development and redevelopment projects more complex, more costly, and they typically take longer to complete, which in part adds to the greater cost.

•   Pedestrian & bicycle linkages. While some large scale shared-use trail projects are in the works, major transportation investments are still needed to improve pedestrian and bicycle connections.

•   Lack of passenger rail service in Elkton. This negatively affects the recruitment of a technical and professional workforce by large employers in the County and prospective new employers to the County, which in turn has a negative impact on Chesapeake City since the Town is located only 6 miles south of Elkton. Having passenger rail service in Elkton would surely make the Chesapeake City more attractive to developers, people looking to relocate, and to the establishment of new businesses within the Town.

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II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

B. Community Conditions: Strengths and Weaknesses

(1) Describe the strengths and weaknesses in the proposed Area's existing built environment. For example, what is the condition of housing? Are there underutilized historic buildings and cultural places? What is the condition and availability of community parks and recreational assets? Are there transportation assets? What is the current condition of community infrastructure such as roads and lighting? *(Answer Space 4,000 characters)*

STRENGHTS
- LOCATION: The Town is an easy driving distance from Philadelphia (53 miles), Wilmington (25 miles), Baltimore (58 miles), and Washington D.C. (98 miles). Located just 6 miles south of the I-95 corridor and situated along MD Route 213, at the northern end of Chesapeake Country National Scenic Byway, and along the Chesapeake & Delaware Canal, the Town is positioned well for future mixed-use growth and commercial growth that supports tourism
- HOUSING MIX: Throughout the Town there is a mix of rental and owner occupied housing at a variety of price points.
- HISTORIC BUILDINGS: Chesapeake City boasts a National Historic District that contains 120 structures. Nearly all of the structures within the Historic District have been restored at least once. Housing within the south side Village Center is in the Historic District and co-exists with commercial uses.
- PARKS & RECREATION: Chesapeake City currently owns and maintains five parks. The Chesapeake Community Park, which houses the Chesapeake City Little League, Ferry Slip Park, Beck's Landing, Helen Titter Park and Union Street Park. In addition, the Army Corps of Engineers owns a significant amount of land adjoining the Town along the canal, most of which is available for public access and use for hiking, biking, and fishing.
- WATERFRONT: The Town owns and maintains a municipal dock that serves 750+ transient boaters per year, plus there are three private marinas in town.

WEAKNESSES
- The number of rental houses vs. owner occupied houses seems to be increasing.
- Underutilized historic buildings that could add cultural arts venues and/or new businesses to the south side Village Center. Tangible incentives, programming, and funding assistance are necessary to move these revitalization efforts forward.
- There are several streets within the Town that have no associated sidewalks, some being within the immediate vicinity of Chesapeake City Elementary School, plus there are several stretches of sidewalk throughout the Town that are in need of repair or replacement. Specifically, then Town's Revitalization Plan has identified 18 sidewalk segments that need repair or actual installation because there is no sidewalk.
- Lack of adequate parking, particularly in and near the south side Village Center, has been and continues to be a huge problem for businesses, tourists, and residents. Parking on the north side of town will become an issue as well in the very near future due to some revitalization projects that have recently been completed and that are about to get underway.
- The gateways to the Town are not as aesthetically appealing as they could be. They do not convey that one is entering a unique and special place and they are not representative of the revitalization investments already made throughout the Town.
- Many roads are in need of repair/resurfacing.
- Above ground utility lines greatly detract from the charm and quaintness of the Historic District.
- Lack of walking and biking trails and lack of bike racks.
- Lack of a visitor's center with public restrooms in the south side Village Center.
- Lack of facilities (restrooms, showers, laundry machines) for the 750+ transient boaters that utilize the municipal dock each year.
- Lack of a convenience type store in the south side Village Center where residents, visitors, and boaters can purchase basic staples such as milk, eggs, and ice.

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II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the Area's land use/zoning make-up (residential, commercial, industrial, and mixed-use). Is the current land use or zoning conducive to revitalization investment? *(Answer Space 4,000 characters)*

Chesapeake City consists of a variety of land uses. The largest use is single family detached homes. The next largest use is business commercial which includes a mixture of uses such as commercial, institutional, recreational, and residential uses. Current zoning designations support these uses. Since the proposed Sustainable Community Area encompasses the entire Town, language pulled directly from the Town's Comprehensive Plan, which was adopted in December of 2009, is the best way to address land use and zoning as it relates to conduciveness for revitalization investment.

A Vision for Chesapeake City (excerpt from the Town's Comprehensive Plan):

As Chesapeake City plans its growth, it is essential that the characteristics that make this Town such a desirable location for tourists and residents be preserved. The Town has a distinguishing "sense of place" in terms of its heritage, layout, architecture, and picturesque setting. New homes must maintain Chesapeake City's architectural standards, diversity of design, size, and neighborhood layout that has defined this Town since its founding. The final result of development will appear and feel like a larger version of Chesapeake City. This will be achieved through adherence to the principles of Traditional Neighborhood Development, or TND. This means a range of types of medium and smaller sized homes close to the street with garages and connecting alley ways in the rear, sidewalks, parks, and some shops. The density of housing will be greatest adjacent to adjoining neighborhoods, followed by several TND zones of decreasing density and finally surrounded by an undeveloped "greenbelt" to preserve a rural and scenic entry way into Town. Another aspect of TND is that construction is slowly phased-in over a long period of time, as much as 20 years, to prevent a "shock to the system" that can result from growth that is too rapid for a small town. Upholding these standards will ensure that Chesapeake City does not lose its unique qualities. The Town will need developers who adhere to this vision and will work with the Town to achieve it. This precludes "cookie-cutter" tract homes in a standard subdivision layout, overly large luxury homes, and other types of standardized, formulaic development that creates a generic appearance of "Anywhere, USA".

Commercial development must be compatible with the characteristics of the Town as well. Chesapeake City is one of the few municipalities in the country that has a "formula business ordinance" for its historic, village center, and village commercial zones. This requires large, national franchises to make substantial changes to their standard formula, including building structure and appearance, décor, uniforms, menus, etc., in order to operate in the Town.

Since the Town is largely located in the Chesapeake Bay Critical Area, protecting natural resources and existing topographic conditions is essential so as not to harm the environment or cause unnatural water flow and flooding. This requires "low impact development" and land conservation.

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II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

3) Describe strengths and weaknesses in basic features of community quality-of-life. For instance, is crime an issue for this SC Area? What is the condition and quality of educational choices available to the community? Are artistic, cultural, or community resources, events or facilities within or accessible to residents in the proposed SC Area? *(Answer Space 4,000 characters)*

The quality of life in Chesapeake City is one that draws people to live in Town and to keep visitors returning.

STRENGTHS
•   Numerous events occur throughout the Town each year, including but not limited to the following: St. Patrick's Day Parade & Pub Crawl, House & Garden Tour, Canal Fest, 4th of July fireworks, Vintage Base Ball games, Antique Car Show, Music in the Park on Sundays in the summer, Paint the Town, Chesapeake City Bridal Show, Fall Festival, Ghost Walk & Jack O'Lantern Festival, two annual 5K races (helps support the Town's recycling program), Pet Parade, and Winterfest of Lights (new this year).
•   Chesapeake City Elementary School is located within the Town and Bohemia Manor Middle & High Schools are located just one mile south of Town. The main campus of Cecil College, the fastest growing community college in the State, is only 15 miles away in the Town of North East while the Cecil College "Elkton Station" is only five miles away.
•   There are five churches located within the Town, all of which hold various community events and activities throughout the year.
•   The Historic District is rich with history and character.
•   There are seven restaurants within the Town.
•   There is an eclectic mix of shops and galleries within the Historic District/south side Village Center.
•   Our location along the busiest commercial canal in the U.S. and the third busiest canal in the world, offers unique up-close views of ocean going vessels.
•   The five parks that currently make up the Town's park system offer a variety of activities, such as basketball, baseball/softball, soccer, areas for passive recreation, and updated playground equipment. The parks are easily accessible except for the fact that the Town is divided by the C & D Canal. Two parks are on the north side of town and three parks are on the south side of town.
•   The Corps of Engineers operates a free public boat ramp in the Back Creek Mooring Basin.
•   The C & D Canal Museum, a National Historic Landmark, is located in Town on the Army Corps of Engineers property.
•   Statistics reflect that the crime index for Chesapeake City is much lower than the national average.

WEAKNESSES
•   There are several underutilized historic buildings in the Historic District/south side Village Center and many underutilized structures in the north side Village Center.
•   Need to focus more on the cultural arts community to increase resident artists and art galleries.

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II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

C. Natural Resources and Environmental Impact: Strengths and Weaknesses

(1) Describe the strengths and weaknesses of the community's "natural environment." in or near the Sustainable Community Area. What is the current condition of key natural resources - lands, air, water, watersheds, tree canopy, other? If the community is located in a coastal zone, what risks might the community be subject to associated with climate induced sea level rise? *(Answer Space 4,000 characters)*

The Town of Chesapeake City cherishes its rural character and natural environment with its vast surrounding farmlands and natural areas. The area teems with fish and wildlife and serves as the foundation for an enjoyable rural lifestyle. These irreplaceable natural assets are most important to the health and well being of the Town and to humankind as a whole. Human settlements built across these landscapes will disturb and alter this fragile natural environment. The Town desires that future building and development be designed in ways that recognize sensitive natural features, support ecosystems, and provide measures to protect and minimize disturbance and damage to these important natural areas.

The Town is divided by the Chesapeake and Delaware (C&D) Canal, its largest water resource. The C&D Canal connects the Chesapeake and Delaware Bays via the Elk River in Maryland and the Delaware River in Delaware. Long Creek to the north of Town and Back Creek to the south of Town are also present. There are other small unnamed streams present as well. The Town was built around the commercialization of the C&D Canal and few forested areas are present within Town limits. More forested areas can be found on the south side of Town than to the north. On the south side, woodlands can be found along the western border with a denser woodland area located just off the Canal to the east. A small forested area can be found on the north side of Town along the northeastern border, but that's pretty much it. Overall, we need more trees, more tree canopy in Town.

There are two C&D Canal dredge material disposal areas that are located on the south side of the Canal just outside of the Town's boundaries. Using dredged material for another purpose, rather than just storing it away in disposal areas, is termed "beneficial use" of dredged material. Finding and taking advantage of beneficial uses for dredged material makes good sense and the Town would support such efforts and projects.

Some areas in the Town are subject to periodic flooding, which may be exacerbated with climate induced sea level rise. This poses a risk to public health and safety, and could result in potential property loss.

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II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the strenths and weaknesses of any current efforts to reduce the community's "carbon footprint" or impact on the environment. Is recycling (commercial or residential) available to minimize waste? Are there current efforts to encourage the purchase and availability of fresh local food and other local products and services to the community? Describe any current energy or water conservation efforts that may be underway. If the community has not implemented one of the above initiatives, has the community identified a need or interest to pursue these or other efforts to reduce environmental impact, for instance through the new Sustainable Maryland Certified initiative? *(Answer Space 4,000 characters)*

STRENGTHS:

•   Chesapeake City has a very successful curbside single stream recycling program and a metal recycling program.
•   The Town is currently exploring the use of solar panels at the two wastewater treatment plants and at Chesapeake City Community Park – Little League Complex.
•   The Town would like to see a farmer's market established within the Town. Also, the Town supports a Buy Local initiative and encourages local restaurants to support local farmers and feature local ingredients in their dishes.
•   The Town adopted a pet waste ordinance and installed a pet waste station at Ferry Slip Park.
•   The Town installed a programmable thermostat in town hall and retrofitted the light fixtures to compact fluorescent light bulbs.
•   The Town's Revitalization Plan calls for significant plantings of trees, shrubs, and perennials along the entrances to Town starting in spring 2013.
•   The Town is working to increase walkability and bicycle use by constructing shared-use trails.
•   The Town is considering the creation of a voluntary Green Business Program to encourage local businesses to implement activities that are both good for the environment and for their bottom line. If such a program is adopted, businesses that meet the program criteria would be certified by the Town Council and would receive a window decal, etc. to show that they are implementing environmentally friendly best management practices that can result in cost savings through improved efficiency, energy and water conservation, and waste reduction.

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II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(3) Describe the strengths and weaknesses of the jurisdiction's current stormwater management practices and how these may affect the proposed SC Area. Is redevelopment and retrofitting of infrastructure an issue or opportunity in this SC Area? Stormwater runoff is a significant source of pollution to Maryland's streams and the Chesapeake Bay. Buildings constructed before 1985 have little or no stormwater controls, and development between 1985 and 2010 have some controls. Updated stormwater regulations passed by Maryland's General Assembly in 2010 require that development and redevelopment projects utilize stringent stormwater controls. Sustainable Community Areas may have opportunities for redevelopment practices that can reduce stormwater flows. *(Answer Space 4,000 characters)*

The Town follows Cecil County's Stormwater Management and Forest Conservation Ordinances. While the Town's Planning Commission reviews all permits, the Town has a cooperative agreement with Cecil County whereby the County reviews and issues all permits on behalf of the Town. The Town's Planning Commission reviews all new development applications for consistency with the Town's adopted Comprehensive Development Ordinance. In an effort to limit stormwater runoff and protect water quality, said Ordinance requires a 300' vegetative buffer from all perennial streams and a 50' vegetative buffer from both intermittent streams and non-tidal wetlands.

In addition, the Town is a member of the Cecil County Watershed Implementation Plan Advisory Committee (WIP AdComm), which is made up of a cross-section of Cecil County stakeholders. The WIP AdComm's mission is to advise the County Commissioners during the development of the Cecil County Phase II WIP document to ensure the document meets the goals and objectives established by Federal and State regulatory authorities, while also implementing the most cost efficient best management practices possible. The Cecil County WIP Plan was prepared in general conformance with the guidelines provided by MDE. It identifies possible technically viable options that could be undertaken if funding and sufficient time are made available. While the plan details the implementation practices necessary to achieve water quality standards, there are still many issues to resolve including funding, staffing, development and adoption of innovative practices, identifying and crediting voluntary practices, developing better accounting and tracking processes, and refining the analytical tools by which they evaluate their progress and adapt as needed. The Town also meets with the WIP subcommittee on County–Municipal Relations to evaluate potential changes in agreements between the county and municipal governments that will facilitate a stormwater retrofit program and also to evaluate potential agreements between the county and municipal governments to facilitate the connection of septic systems to advanced wastewater treatment plants, and to evaluate the creation of a local sewer authority.

Further, the Town will work with Cecil County to develop watershed assessments to determine the best location for rehabilitation and retrofitting of the stormwater management infrastructure to enhance water quality and identify projects that could be implemented within the Town.

Lastly, the Town has established a BayScape demonstration project on Town-owned land to serve as a model for the community.

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II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

D. Economic Conditions & Access to Opportunity: Strengths and Weaknesses

(1) Describe the jurisdiction's current economic strengths and weaknesses. For example, are there distinct economic drivers in the area or region that will affect access to job opportunities and the progress of the SC Plan? What are the main barriers to the Area's economic competitiveness? What is the current level of broadband access available to serve residents, businesses and public facilities? What efforts are currently in place to increase worker skills and employment? Describe trends in employment rates and business formation.
(Answer Space 4,000 characters)

The 14-mile, hand-dug Chesapeake & Delaware Canal was opened to traffic on October 17, 1829. At that time there were three buildings on the south bank at the western end of the canal. As the ship traffic through the canal increased, the little cluster of buildings grew into a busy commercial community providing goods and services to passengers and shippers. In 1839, the place was named Chesapeake City. By 1849 the town, now extending over to the north bank, was well established and at its population peak. For the next 75 years, Chesapeake City prospered.

In 1927, the C&D Canal was dredged to a sea-level waterway, eliminating the need for ships to stop for the locks at Chesapeake City. The town's economic base quickly declined. Commerce was further complicated in 1942 when a ship destroyed the bridge that connected the two sides of the town, leaving residents and travelers for seven years with only a ferry as a means to cross the canal. The opening of a new high-level bridge in 1949 did nothing to restore the town's economy—travelers swept by high above the town. Another blow struck the town in the 1960s when an entire street of 39 homes was razed to make way for a widening of the canal, which by then was the third busiest in the world.

Today, Chesapeake City is the only town in Maryland that is situated on a working commercial canal. Most of its interesting 19th-century architecture remains intact, and the area that encompasses it on the south bank has been placed on the National Register of Historic Places. Chesapeake City's economy today is largely tourism driven. It is a destination widely known for its unique inland view of ocean-going vessels, for the proudly preserved and displayed reminders of its history, and for its friendly hospitality. Travelers discover fine dining, picturesque stores, outdoor concerts, seasonal events, and outstanding bed & breakfasts. From its origin as a rough and rowdy boom town, through an era of dispiriting depression, Chesapeake City has emerged as a charming and interesting tourist destination.
As part of the Town's Revitalization Plan, a Tourism Committee has been established to recruit 5 or 6 new shops and/or galleries and to work with the existing shops to adjust their business approach, such as extending business hours. The Tourism Committee is also exploring an Arts & Entertainment District designation through the Maryland State Arts Council and establishing a Second Saturday monthly celebration of arts and culture in the Village Centers.
Broadband access is available throughout the Town plus the Town provides free WiFi for the Back Creek Mooring Basin, Beck's Landing (garden & boardwalk), and Pell Gardens mainly for the benefit of transient boaters utilizing the municipal dock.

Only about 13% of the Town's workforce is employed within the Town while 49% of the Town's workforce is employed within Cecil County (includes the 13% working in Town) and the remaining 51% of the Town's workforce is employed outside of the Cecil County. Unfortunately, the unemployment rate for the Town as of June 2012 was 8.7% while Cecil County's unemployment rate was 8.3% in Aug. 2012, both of which are considerably higher than Maryland's 7.1% unemployment rate for Aug. 2012 and just slightly higher than the 8.1% national average for Aug. 2012.

The main barrier to the Town's economic competitiveness is the state of the national economy, which is felt everywhere across the country. Lack of rail service in Elkton limits Cecil County and its municipalities, including Chesapeake City, to attract new employers and increase transportation choices for residents. In addition, Chesapeake City needs find a way to make water and sewer more affordable for residents and businesses.

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II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the jurisdiction's housing market and access to affordable workforce housing. What are the trends in residential construction (rental and homeownership), homeownership rate, foreclosure rate and, property values. Describe how and whether your jurisdiction's prevailing housing costs - both homeownership and rental - are affordable to households below 120% AMI, 80% AMI and 50% AMI. What efforts are in place currently to house individuals, families and the disabled at or below the AMI levels described above? *(Answer Space 4,000 characters)*

From 1990 to 2000 the Town grew by 40 dwelling units, which was a 14% increase. In 2000 there were 290 dwelling units. In 2010 there were 390 total housing units in Town of which 54% were owner occupied, 32% were rental units and 14% were vacant units. Comparatively, in 2010 the owner occupied rate was 66% for Cecil County and 61% for the State, the rental rate was 24% for Cecil County and 29% for the State, and the vacant rate was 10% for Cecil County and 10% for the State.

In 2009 three homes sold in Town, all standard sales with the average sale price being $150,000. In 2010 another three homes sold, all standard sales with the average sale price being $386,267. In 2011 ten homes sold, two of which were foreclosures, and two of which were potential short sales. The remaining six were standard sales. The 2011 average sale price was $153,620. So far in 2012 ten homes have sold, two of which were potential short sales with the rest being standard sales. The average sale price so far in 2012 is $184,560.

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II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(3) Describe the SC Area's demographic trends (with respect to age, race, household size, household income, educational attainment, or other relevant factors). *(Answer Space 4,000 characters)*

The data below is based on the 2010 Census data for the Town of Chesapeake City.

Population = 673 (-14.5% change from the 2000 Census)

Age:
Persons 0-4 = 22   (3% of population)
Persons 5-17 = 79   (12% of population)
Persons 18-64 = 437   (65% of population)
Persons 65+ = 135   (20% of population)

Race:
American Indian and Alaska native = 1
Asian = 3
Black = 16
Some other race = 1
Two or more races = 2
White = 650

Income:
Median Household Income = $44,211 (-6% change from the 2000 Census)
Number of Households = 263 (-20% change from the 2000 Census)
Average Household Size = 2.57 (+8% change from the 2000 Census)
Population Below Poverty Level = 0.6% (+58% change from the 2000 Census)

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III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

A. Organizational Structure:

Describe the Applicant's organizational structure. Specifically, which organizations are members in the Sustainable Communities Workgroup and who are the respective staff? Who are the leaders, and how will the Workgroup advisor or staff manage implementation of the SC Area Plan? *(Answer Space 4,000 characters)*

Chesapeake City's municipal charter defines the structure of the Town's government. Chesapeake City follows the Strong Mayor and Council model, which is defined by five council members: Mayor and Council are elected at large; Mayor is separate from Council; Mayor is chief executive of the administration; Council serves as legislative branch; Mayor has veto power with Council override requiring a supermajority. The Mayor and each of the five members of the Town Council serve two year staggered terms.

The Sustainable Communities Workgroup is envisioned to include the Mayor and a designated Council member, the Grants & Program Manager, the Town Clerk, the Executive Director of the Chesapeake City Chamber of Commerce, the Chair of the Historic Commission, a member of the Cecil County Arts Council, at least one member of the local arts community, representatives from local churches, a representative from the Chesapeake City Volunteer Fire Co., and volunteers from local fraternal organizations such as the VFW and the Lions Club. Municipal staff will manage the implementation of the Sustainable Community Plan, under the guidance of the Mayor and Town Council.

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III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

B.Organizational Experience:

Describe the Applicant organization's past experience in administering revitalization plans and projects. Describe the roles of the members of the Sustainable Communities Workgroup, including their experience in implementing revitalization initiatives. What are the strengths and challenges of the capacity of these groups with respect to implementation of the SC Plan? *(Answer Space 4,000 characters)*

The Mayor and members of Town Council have been very proactive in administering revitalization plans and capital projects using an array of funding sources. Combined they possess over 100 years of experience in community service. In addition, collectively they have experience in real estate, public works, business administration, finance, marketing, the food service industry, utility management, and residential and commercial development. The Sustainable Community Workgroup will add many other skills and experiences such as historic preservation, cultural arts promotion, and grant writing and management. Note that the Town is currently administering $4,485,293 in capital projects, which includes the construction of the 1.8 mile Canal Trail, the 1 mile extension of water and sewer to Bohemia Manor Middle & High Schools, the water line installation from the Delaware line to the Town, and the installation of all new water meters.

The two main challenges that will be faced with respect to the implementation of the SC Plan are limited time and funding. Mayor and Council and Town staff are already very busy with individual organizational responsibilities so a strong and supportive SC Workgroup will be necessary. Of course securing funding for the projects identified in the SC Plan is paramount as well.

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III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

C. Public Input:

How did residents and other stakeholders in the community provide input to Action Plan described below in Section IV? *(Answer Space 4,000 characters)*

The Community Sustainability Action Plan is a compilation of the Town's 2009 Comprehensive Plan goals and the Town's 2012 Revitalization Plan goals. Back in 2009 a series of public hearings were held on the Comprehensive Plan in accordance with State law. On September 27, 2012, the Mayor presented the Town's Revitalization Plan, a working document, to 134 residents (nearly one fifth of the Town's population), which is the largest turnout ever for a Town meeting. The attendees expressed overwhelming support for the Plan, which serves as the backbone of the Town's Sustainable Community Action Plan. Also, since the Revitalization Plan is a working document it is discussed every month at the Town Council's monthly workshop and public is able to provide input at that time. Further, the Revitalization Plan is posted on the Town's website for people to view and comment on. At the Town Council's November 13, 2012 meeting the Sustainable Community application was discussed and the Town approved the resolution unanimously.

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IV. SUSTAINABLE COMMUNITY ACTION PLAN

The Sustainable Community Action Plan (SC Plan or Plan) is meant to be a multi-year investment strategy - a strategic set of revitalization initiatives and projects that local partners believe will increase the economic vitality and livability of their community, increased prosperity for local households and improved health of the surrounding environment. The Plan should be flexible enough to be updated regularly and renewed every five years as the community envisions new goals. The priority initiatives and projects in the SC Plan should improve the livability of community places -- residential, commercial, or other public or private properties - and create new work, retail, recreational and housing opportunities for residents. These projects should also reduce the environmental impact of the community through water and energy resource conservation and management strategies. In this way, the Plan can be a road map for local stakeholders as well as State agencies to work together to create a more a sustainable and livable community.

A. Supporting existing communities & reducing environmental impacts.

(1) A community's approach to Smart Growth generally includes two inter-related areas of focus: encouraging reinvestment and growth in existing communities; and, discouraging growth that degrades natural resources, and farms and rural landscapes. *Broadly describe your jurisdiction's Smart Growth approach and any significant accomplishments made over the last decade or so*. (Answer Space 4,000 characters)

Chesapeake City's approach to Smart Growth is based upon the following three principles of good, sound town planning:

1.   Natural areas provide form to urban development. They define the edges of intensely developed areas, they provide wide, open spaces, and add to scenic beauty. Natural areas can connect various parts of a Town and, in so doing, can become useful elements in town planning; they become environmental corridors. Sensitive natural areas play significant roles in the quality and health of human settlements. Floodplains and wetlands in their natural state help control flooding, improve water quality, and provide protective habitat for native plants and wildlife. Vegetation on steep slopes helps prevent erosion. Well-connected and forested corridors provide habitat and the necessary means of migration for wildlife. The underlying qualities of the land help determine which uses are viable. To the extent possible, the natural capability and characteristics of the land should guide land use development. Certain development in or near sensitive environmental areas can cause irreparable harm for future generations.

2.   Infill development and/or redevelopment can occur in a manner that respects the size, scale, and use of existing and historic development patterns. Successful infill maintains and/or restores spatial continuity to streetscapes; strengthens neighborhoods; respects historic preservation, existing vistas, and natural resources; and introduces compatible uses that complement existing community attributes and needs.

3.   Proper stewardship over essential public services and community facilities and a town's investments require that a town grows within the confines of its infrastructure and service capacities while expanding capacity as necessary. Existing town residents should not bear the quality of service or financial burden for new development.

Some of the more recent accomplishments include the following:

•   Adoption of the current Comprehensive Plan in 2009. Per the Comprehensive Plan, new homes must maintain Chesapeake City's architectural standards, diversity of design, size, and neighborhood layout that has defined this Town since its founding. This will be achieved through adherence to the principles of Traditional Neighborhood Development (TND). This means a range of medium and smaller sized homes situated close to the street with garages and connecting alleyways in the rear, sidewalks, pocket parks, and some shops will be the type of new development permitted. The density of housing will be greatest near existing neighborhoods followed by TND zones of decreasing density and finally surrounded by an undeveloped greenbelt to preserve the rural and scenic entryways into Town.

•   The Town is one of few municipalities that has a "formula business ordinance" for its historic, village centers, and village commercial zones. This requires large, national franchises to make substantial changes to their standard formula, including building structure and appearance, décor, uniforms, menus, etc., in order to operate in Town.

•   Maryland Municipal League Banner Town designation.

•   Walkable Community Workshop led by WILMAPCO in summer 2012. Final report due in November.

•   Grant award of $2,060,000 in 2012 for construction of a 1.8 mile shared use path along the north side of the C & D Canal, which will tie into the Delaware trail and will create a trail over 17 miles long that will eventually connect Chesapeake City to Delaware City. Chesapeake City's 1.8 mile trail is scheduled to be completed in 2014.

•   Water & Sewer to be extended to Bohemia Manor Middle & High Schools by fall 2013 in order to bring the schools into compliance with an MDE consent order.

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IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) Describe any major investments in community infrastructure -water, stormwater, sewer, sidewalk, lighting, etc. -- that must be undertaken in order to improve the readiness or competitiveness of the proposed SC Area for private investment and compliance (if applicable) with TMDL regulations. Addressing the stormwater during redevelopment can reduce the pollution entering our streams and contribution to the restoration of the Chesapeake Bay. Investments in infrastructure, generally, can be an important catalyst for new private investment in the community. *(Answer Space 4,000 characters)*

- Connecting the south and north side sewer plants via the sewer line running under the C & D Canal.
- Construction of Equalization Tank at the north side sewer plant to handle infiltration and inflow overflows during storm events.
- Town-Wide Sanitary Sewer System Evaluation Study – closed circuit television inspection of piping and manhole inspection.
- Fix issues identified in the Town-Wide Sanitary Sewer System Evaluation Study.
- Feasibility study for a new consolidated sewer plant - type of plant and location of plant, either at the site of the north side plant or a new location on the north side.
- Construction of a new consolidated sewer plant.
- Bury the utility lines in the south and north side Village Centers.
- 18 segments of sidewalk are identified in the Revitalization Plan as in need of repair or are non-existing and need to be installed.
- Replace street signs, directional signs, and other signs with a signature look.
- Install historic looking lighting in the Village Centers.
- 8 Phases of walking and biking trails have been identified in the Revitalization Plan for construction.
- Acquire bike racks and install at key locations throughout Town.
- Parking – improve existing parking areas in the Village Centers and develop additional parking areas, which may require a land purchase.

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IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Describe policies, initiatives or projects that the community will undertake or expand in order to reduce the SC Area's impact on the environment. Examples include but are not limited to: conservation or management of stormwater through retrofitting of streets and by-ways (Green Streets, rain gardens, etc.); retrofitting of facilities and homes for energy conservation; implementation of "green" building codes and mixed-use zoning; recycling of waste; clean-ups of watersheds; and, encouragement of "Buy Local" approaches that benefit local suppliers and food producers. A comprehensive menu of such actions may be found through the nonprofit Sustainable Maryland Certified initiative. *(Answer Space 4,000 characters)*

• Proposed extensive gateway landscape plantings in partnership with Maryland State Highway Administration and the Army Corps of Engineers.

• Continue the single stream recycling program, which has been in affect for 4 years. The last 2 years Chesapeake City was the top municipality in the County plus the Town won a state award last year making the Town the first municipality in Cecil County to get a state recycling award. The Town's salvageable metal program has been successful too and helps sustain the single stream recycling program along with two annual 5K runs.

• Explore establishing a local farmer's market in Town.

• Utilize email and various social media for marketing to reduce dependence on printed materials.

• Improve bicycle amenities, such as bike lanes, off road trails, and bike racks, plus explore a bike share program.

• Consider re-designation as a Tree City USA.

• Currently exploring the use of solar panels at our wastewater facilities and at Chesapeake City Community Park – Little League Complex.

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IV. SUSTAINABLE COMMUNITY ACTION PLAN

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? *(Answer Space 4,000 characters)*

- Mayor & Town Council
- Chesapeake City Planning Commission
- Chesapeake City Chamber of Commerce
- Chesapeake City Historic Commission
- Chesapeake City Parks & Recreation and Environmental Committee
- The Northside Neighborhood Association
- Chesapeake City District Civic Association
- Chesapeake City Parking Committee
- Cecil County Government – various departments, such as Economic Development and Planning & Zoning
- State Highway Administration
- Army Corps of Engineers
- Town residents

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IV. SUSTAINABLE COMMUNITY ACTION PLAN

B. Valuing communities and neighborhoods -- building upon assets and building in amenities:

(1) What are the key assets that exist in the community upon which the Plan's projects and initiatives will build? Assets may include physical assets such as parks and historic structures and also civic and economic assets such as employers, educational institutions, and cultural organizations and activities. *(Answer Space 4,000 characters)*

LOCATION: The location of Chesapeake City is a major asset and may be defined in several ways:

1.   Chesapeake City is located on the Upper Eastern Shore of Maryland, 1.9 miles west of the Maryland-Delaware border and approximately five miles south of Route 40. The Route 40 corridor is a designated employment and development area in Cecil County, extending from Harford County to the Delaware state line. It is the central focus of development and infrastructure investment in Cecil County.
2.   Chesapeake City is located along Maryland Route 213 at the northerly terminus of Chesapeake Country National Scenic Byway, a tourist travel route.
3.   Chesapeake City is located on the Chesapeake and Delaware (C&D) Canal and is the only municipality in Maryland that is situated on a working commercial canal. The Canal has been a commercial entity in the Town since the early nineteenth century. The C& D Canal connects the Chesapeake and Delaware Bays via the Elk River in Maryland and the Delaware River in Delaware. The Town is actually split in two by the Canal.
4.   The Town is an easy driving distance from Philadelphia (53 miles), Wilmington (25 miles), Baltimore (58 miles), and Washington D.C. (98 miles).

HISTORY: Chesapeake City offers a rich history for visitors to explore. 120 structures are listed on the National Register of Historic Places. Many of the historic homes have been restored at least once   The Canal Museum located on the Army Corps of Engineers' property. The Old Lock Pump House at Canal Museum was one of the first National Historic Landmarks to recognize an engineering achievement rather than an important building or a place associated with an historic event. At the museum the story of the canal is told and the massive waterwheel and steam engines that filled the locks stand in mute testimony. Outside is a replica of the lighthouses that once lined the canal.

TOURIST DESTINATION & BUSINESS MIX: Chesapeake City's Victorian charm has been featured in several national magazines, including Travel & Leisure, Coastal Living and Southern Living. The Town boasts an interesting mix of restaurants, a salon & spa, shops & galleries, bed & breakfasts, and marinas. Several of the homes in the Historic District have been converted to shops and galleries featuring hand-painted originals and prints, antiques, collectibles, clothing, gifts and crafts. A sample of additional attractions/events include the summer concert series in Pell Gardens, boat tours, and Winterfest of Lights, which is a seven-week holiday light extravaganza intended to bring people from near and far to Town during the off-season. Over 25,000 vessels a year make the passage through the C & D Canal. This makes it one of the busiest canals in the world. A large portion of this traffic is commercial, including large deep draft ships and tugs with tows, offering unique up-close views of ocean going vessels to the delight of residents and tourists alike.

RECREATIONAL OPPORTUNIITES & GREEN SPACE: There are currently five Town parks, including the Chesapeake City Community Park, which houses the Little League Complex, Ferry Slip Park, Beck's Landing, Helen Titter Park, and Union Street Park. The 1.8 mile section of Canal Trail that is in Maryland will be completed within the next two years and will create a 17+ mile shared-use trail connecting Chesapeake City to Delaware City. Canal Trail is the first project of what will eventually become an outstanding shared use trail system linking parks, schools, and residential and commercial areas.

CIVIC & VOLUNTEER GROUPS: There are many active civic and volunteer groups in the area including but not limited to The Lion's Club of Chesapeake City, The Northside Neighborhood Association, Chesapeake City District Civic Association, Chesapeake City Ecumenical Association, and the Chesapeake City Volunteer Fire Company.

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IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) What policies, initiatives or projects will reuse or enhance the historical assets, traditional business districts/Main Streets and cultural resources of the community? What actions will reinforce your community's authentic "sense of place" and historic character? *(Answer Space 4,000 characters)*

The vision and goals outlined in the Town's 2009 Comprehensive Plan as described above II.B.(2) and IV.A.(1) and the policies called for in the Comprehensive Development Ordinance adopted earlier this year coupled with the recently prepared Revitalization Plan set forth the road map for enhancing the Town's historical assets and business districts, and expanding the cultural resources of the community. Specifically, the following efforts are underway or under consideration:

•   Replacement of street signs, directional signs, and other signs with a signature look.

•   Installation of significant gateway landscaping.

•   Burying of utility lines or relocation of the utility lines to the alleys within the Village Centers.

•   Exploration of an Arts & Entertainment District designation for the Village Centers.

•   Stepped-up marketing of attractions and events led by the Chesapeake City Chamber of Commerce and the Town's Tourism Committee.

•   Annexation of properties within the Town's designated growth area in order to control the issue of unsightly and/or inappropriate development next to or near the Town, especially along the gateways to the Town.

•   Streetscaping improvements. The streetscape can have a significant effect on how people perceive and interact with their community. If streetscapes are safe and inviting to pedestrians, people are more likely to walk which can help reduce automobile traffic, improve public health, stimulate local economic activity, and attract residents and visitors to a community. Envisioned streetscaping projects include brick accented sidewalks in the Village Centers, landscaping and street tree plantings, benches, etc.

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IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Describe policies, initiatives or projects that will increase community access to green spaces, parks and other amenities? A community can gain social and physical benefits from access to a healthy natural environment. The inclusion of complete streets, trails, green space, parks and trees contribute to the character and health of a community. Examples might include improvements to the tree canopy by planting street trees, improving local neighborhood streams, or reusing a vacant lot for a new community park or playground.*(Answer Space 4,000 characters)*

The Town has adopted a working Revitalization Plan that includes massive landscape plantings mainly along State roads and the gateways to the Town. We are working with SHA's Planting Partnership Program and we are hopeful that much of the plantings will be completed in the spring of 2013. In addition, new street trees will be planted in the Village Centers and there will be significant plantings along Canal Trail.

Construction of the eight phases or segments that comprise the shared-use trail system identified in the Revitalization Plan.

The Town is interested in acquiring a portion of a 29-acre parcel adjoining the southeast side of Town for passive recreation, specifically nature trails, but has not come to an agreement on price yet with the landowner.

The Town plans to create nature trails throughout the woodland areas of Helen Titter Park and to construct a comfort station at the park. The trails from Helen Titter Park will connect to a senior and low income housing complex and to Canal Trail.

The Town is considering the acquisition of land from the Army Corps of Engineers along the Back Creek Mooring Basin in order to relocate the public boat ramp operated by the Corps, which is in very poor condition, and to develop the surrounding area.

The Town is working in partnership with the Army Corps of Engineers, Cecil County Parks & Recreation, and the Department of Natural Resources on creating a canoe/kayak launch on Back Creek (a tributary of the C & D Canal that runs south off of the Back Creek Mooring Basin) and hopefully obtaining State water trail designation.

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IV. SUSTAINABLE COMMUNITY ACTION PLAN

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? *(Answer Space 4,000 characters)*

- Town of Chesapeake City – Mayor & Council
- The Northside Neighborhood Association
- Chesapeake City District Civic Association
- Chesapeake City Historic Commission
- Chesapeake City Parks & Recreation and Environmental Committee
- Chesapeake City Tourism Committee
- Chesapeake City Planning Commission
- Army Corps of Engineers
- Chesapeake City Chamber of Commerce
- Volunteers
- Cecil County Arts Council
- Cecil County Office of Economic Development
- State Highway Administration

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IV. SUSTAINABLE COMMUNITY ACTION PLAN

C. Enhancing economic competitiveness

(1) What economic development policies, initiatives or projects will improve the economy through investments in small businesses and other key employment sectors? What economic development and business incentives will you build upon or implement as part of the SC Plan? Examples could include but are not limited to: green-taping for expedited project application review; permitting and inspection; job training; business tax credits; and, revolving loan funds. *(Answer Space 4,000 characters)*

IV C (1)

The Town is working hard to increase the toolbox of economic incentives. Initiatives undertaken, underway, and under exploration include:

• Chesapeake City Chamber of Commerce established in 2011 to advocate for and promote existing businesses in town and to help attract new businesses.

• Chesapeake Tourism Committee established in 2012 for the purpose of promoting Chesapeake City's historical heritage and creating festivities and events to attract people to the Town and to retain them for a longer period of time.

• Creation of various seasonal activities, such as the first annual Winterfest of Lights in 2012, to encourage tourism and support local businesses particularly during the offseason.

• Pursuit of an Arts & Entertainment District designation through the Maryland State Arts Council.

• Streetscape improvements.

• Enhance existing parking areas for visitors and identify additional parking areas.

• Working in cooperation with Elkton, Cecil County, WILMAPCO, etc. to re-introduce transit rail service in Elkton.

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IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) What workforce development policies, initiatives or projects will increase access to jobs and economic opportunity for residents in the SC Area? Do you have a goal for job creation? Are green jobs an opportunity in the jurisdiction or SC Area? *(Answer Space 4,000 characters)*

The Town has not adopted a target number for job creation. Based its small population size and staffing capacity, the Town plays a limited role in workforce development. Instead the Town relies on organizations whose mission is economic and workforce development. Thus, the Town partners with the Chesapeake City Chamber of Commerce, the Cecil County Office of Economic Development, and the Susquehanna Workforce Network to help provide individuals with information on how to find employment opportunities.

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IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Describe whether the Sustainable Community will be impacted by the Base Re-alignment and Closure (BRAC) activities in Maryland. If impacted, how do the initiatives and projects in your Plan complement BRAC-related growth? (If not applicable, all ten points will be assessed based on answers to questions 1, 2, and 4) *(Answer Space 4,000 characters)*

Not applicable.

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IV. SUSTAINABLE COMMUNITY ACTION PLAN

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? *(Answer Space 4,000 characters)*

The following community groups and stakeholders will be essential in the continued and future implementation of projects:
- The Town of Chesapeake City – Mayor & Council
- The Chesapeake City Chamber of Commerce
- The Cecil County Chamber of Commerce
- The Cecil County Office of Economic Development
- Susquehanna Workforce Network
- Cecil County Department of Tourism
- State Highway Administration
- Army Corps of Engineers
- Department of Housing and Community Development
- Investors/Developers
- DBED

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IV. SUSTAINABLE COMMUNITY ACTION PLAN

D. Promoting access to quality affordable housing.

(1) What housing policies, initiatives or projects will expand housing choices - rental and homeownership -- for people of a range of ages, incomes, and also for disabled individuals? How will these actions address the current housing conditions and needs noted in Section II? *(Answer Space 4,000 characters)*

•   New residential development must adhere to Traditional Neighborhood Development (TND), which means ranges of types of medium and smaller sized homes close to the street with connecting alleyways in the rear and sidewalks in front and with some commercial component located the development.

•   Encourage the use of programs for first time homeowners such as FHA and HUD, while targeting infill development and redevelopment of existing mixed use stock in Town. The south side Village Center area is a priority target and encouraging the use of these programs to expand housing choices will enhance the job and housing markets in the area.

•   Develop housing finance projects with the CDBG program and/or USDA supporting single family occupancy renovation in the target area promoting rehabilitation of existing housing stock.

•   Explore a Low Income Housing Tax Credit program to benefit owners and developers of housing choices for seniors, the disabled, and the local workforce, with a goal of creating accessible housing close to services.

•   Consider the adoption of a Residential Rental Ordinance to ensure safety and sanitation of rental housing for seniors, the disabled, and workforce of all income levels.

•   Consider completing a survey/analysis to determine what type and level of housing is missing from the current menu of residential offerings in Town.

These actions address the current housing conditions and needs noted in Section II by capitalizing on the trend toward redevelopment of upper story residential housing in the south side Village Center attracting professionals, local workforce of all incomes, and artists to the proximity of services. These actions further encourage renovation of existing housing stock addressing the range of affordable housing options for homeowners and renters including single families, professionals, the elderly, and the disabled of all income levels.

In addition, the Cecil County Department of Housing offers housing counseling services such as homeownership, budget, mortgage default and delinquency, home equity conversion mortgage and rental delinquency. Plus they administer the Housing Choice Voucher Program (Section 8), Federal Family Sufficiency Program, First Time Homebuyers Program, Domestic Violence, and Veterans Affairs Supportive Housing.

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IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) Will these housing initiatives or projects increase access to transit or community walkability and/or decrease transportation costs? In other words, will the housing investments result in more people living near work or town centers, or able to more conveniently reach work, school, shopping and/or recreation? *(Answer Space 4,000 characters)*

The housing initiatives and projects noted prior hereto will serve to reinvest in Chesapeake City's Village Centers and surrounding neighborhoods. Chesapeake City is already largely walkable based on its historic, traditional design. However, with the correct combination of improvements to the existing housing stock, strategic infill of housing opportunities, and infrastructure improvements, more people should be willing to walk or bike to their destinations instead of solely relying on the use of automobiles.

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IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) What is your goal for of number of units to be created of affordable workforce housing, rental and homeownership? What populations (by income or special needs) will benefit from this increased access to affordable housing? *(Answer Space 4,000 characters)*

At this time, there are no identified goals to provide specific types of housing. Rather the stated goal is to concentrate on infill development, upper story redevelopment in the Village Centers, and Traditional Neighborhood Development (TND) for any new residential construction projects, all of which should provide a balanced mix of single family, rental, and affordable workforce housing to meet the local need.

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IV. SUSTAINABLE COMMUNITY ACTION PLAN

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? *(Answer Space 4,000 characters)*

- Mayor & Town Council
- Cecil County Department of Housing
- Cecil County Office of Economic Development
- Cecil County Department of Social Services
- Maryland's Department of Housing & Community Development
- Private investors and developers

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IV. SUSTAINABLE COMMUNITY ACTION PLAN

E. Support transportation efficiency and access.

(1) What policies, strategies and projects are envisioned to strengthen the transportation network that affects the proposed SC Area? How will these initiatives support transportation choices (including walking, bicycling, bus or rail transit, and carpooling) or otherwise promote an efficient transportation network that integrates housing and transportation land uses? *(Answer Space 4,000 characters)*

•   The Town is working with SHA to modify the flow of traffic within the south side Village Center business district to create a one way loop which will accomplish a number of goals, such as creating 35+ additional parking spaces and allowing for the installation of ADA compliant sidewalks.

•   In Spring 2013 construction will begin on the 1.8 mile Canal Trail, which is the first phase of the eight trail segments identified in the Town's Revitalization Plan. Funding is needed for the remaining seven trail segments in order to create a trail system that links neighborhoods, schools, businesses, and parks.

•   Enhance the circulation between the north and south sides of Town by negotiating an agreement with a private ferry service to shuttle people and bicycles back and forth across the C & D Canal.

•   Repair and construct sidewalks (ADA compliant) as identified in the Town's Comprehensive Plan and Revitalization Plan.

•   Install bike racks in strategic locations such as the Village Centers, parks, etc.

•   Develop a palette of traffic-calming devices to be utilized as need arises on neighborhood streets, such as vertical deflection, horizontal shifts, and road narrowing.

•   Promote carpooling.

•   Support efforts to restore rail service in Elkton. This would improve regional mobility and increase transportation choices for residents of Chesapeake City.

•   Increase parking in or near the south and north side Village Centers.

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IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) If applicable, describe the SC Area's connection or proximity to transportation centers (e.g. Metro, MARC, and light rail stations) and describe opportunities for Transit - Oriented Development (TOD). Will Plan strategies and projects contribute to jobs/housing balance or otherwise provide a mix of land uses that can be expected to reduce reliance on single-occupancy automobiles? (If transit or TOD is not applicable in your community, all points in this section will be based on questions 1 and 3) *(Answer Space 4,000 characters)*

Not applicable.

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IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? *(Answer Space 4,000 characters)*

- Mayor & Town Council
- WILMAPCO
- Chesapeake City Parks & Recreation and Environmental Committee
- Chesapeake City Tourism Committee
- Chesapeake City Chamber of Commerce
- Maryland State Highway Administration
- Army Corps of Engineers
- Cecil County Government

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IV. SUSTAINABLE COMMUNITY ACTION PLAN

F. Coordinating and Leveraging Policies and Investment

(1) What What specific steps will the Sustainable Community Workgroup take to coordinate policies and funding streams to remove barriers to investment and maximize and increase funding in the proposed Sustainable Community Area? *(Answer Space 4,000 characters)*

Even though Chesapeake City is quite small, it is fortunate to have a very diverse and knowledgeable group of individuals to pull from to create the Sustainable Community Workgroup. The SC Workgroup will coordinate with the various community stakeholders identified in this SC Plan to establish partnerships and to implement strategies intended to remove barriers to investment and to maximize funding opportunities. If local policies are identified as barriers, the Workgroup will work with the Town to revise the policies and remove the impediments.

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IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) How is the proposed Sustainable Community Plan consistent with other existing community or comprehensive plans? *(Answer Space 4,000 characters)*

IV F (2)

The proposed Sustainable Community Plan is consistent with the Town's 2009 Comprehensive Plan, the Town's 2012 Comprehensive Development Ordinance, and the Town's 2012 Revitalization Plan, which is a working document. Below are goals stated in the Town's Comprehensive Plan:

• The planned expansion of the Town occurs in an ecologically sustainable way with minimal impact to natural resources.

• Community facilities are adequate and their quality is ensured as growth occurs.

• The Town's optimum economic potential is realized through development of a new village commercial area - the MD 213 corridor, vibrant village centers, and maritime development.

• Energy conservation is promoted in all land use decision making.

• The Town's traditional pattern of streets and lots found in the Village Center serves as a model for how new areas are laid out.

• The area's dominant natural features shape the pattern and guide the location of development.

• A Greenbelt provides the outer edge to define the edges of the community.

• The natural environmental features in and around Town and the key role they play in sustaining life and property are protected from development and its impacts.

• Land development and conservation in Chesapeake City aims to minimize non-point source loading in the Back Creek Watershed.

• Keep MD 213 open for safe, efficient regional traffic flow while protecting the circulation needs of Town residents.

• Circulation between the north and south sides of Town is protected and enhanced.

• Viable pedestrian and bicycle routes are an integral component of the transportation network.

• The Town's Growth Areas should be served by an efficient but highly accessible street network.

• This plan seeks to preserve the Town's rich historic past while continuing to develop in a way that will add character and new history to the Town in the future. In the future, Chesapeake City has become a Town whose stages in history can be seen through the Town's architecture.

Note, the Town's Revitalization Plan is consistent with the Town's Comprehensive Plan, but it provides a more detailed approach to the Town's implementation goals and strategies as they pertain to landscaping, utility lines, infrastructure (water/sewer), sidewalks, street signs, walking & biking trails, and economic growth. It is the Town's Revitalization Plan that forms the basis of the proposed Sustainable Community Plan.

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IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) How will the Plan help leverage and/or sustain more private sector investments? *(Answer Space 4,000 characters)*

Successful implementation of the proposed Sustainable Community Plan relies largely on public sector and private sector partnerships. In this economy, it is impossible to achieve the desired revitalization without the cooperation and support of the local business community, investors, and developers. The local business community will be an integral part of the SC Workgroup and in determining the action agenda.

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V. PROGRESS MEASURES

For the Plan parts of section IV (A through F):

(1) List the specific outcomes that the Plan seeks to produce. *(Answer Space 4,000 characters)*

The completion of the SC Plan has been an exercise that will help the Town identify, prioritize, and phase projects over the next five years. In general, the SC Plan seeks to preserve Chesapeake City's historical character and unique sense of place by implementing a number of revitalization projects using private sector and public sector resources. Below represent the outcomes that the SC Plan hopes to produce:

•   A safe, walkable community that includes a shared-use trail system that links neighborhoods, schools, businesses, and parkland.
•   Greater economic opportunity.
•   Increased tourism.
•   Strategic private and public sector partnerships.
•   Protection of the environment.
•   Adequate parking in or near the Village Centers.
•   Beautifully landscaped gateways and tree lined streets.
•   Increased presence of cultural arts.
•   Signature street signs that reflect the unique character of the Town.
•   Preservation and enhancement of the historic character of the Town.
•   Reduction in vacancy rates of residential and commercial properties.
•   Owner-occupied housing (vs. renter occupied) maintained at the current level or increased.

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V. PROGRESS MEASURES

(2) And, list the specific benchmarks that will be used to measure progress toward these outcomes. *(Answer Space 4,000 characters)*

Completion of the below listed projects will be the benchmarks used to measure progress towards the outcomes the SC Plan seeks to produce. Of course, the completion of these projects is contingent upon private and public partnerships and securing the necessary funding.

• Installation of landscaped gateways that convey that you are entering a very special and unique town.
• Removal of visual blight from the south and north side Village Centers by burying the utility lines or relocating them to the alleys.
• Construction of an Equalization Tank at the north side wastewater treatment plant to handle overflow during storm events.
• Connection of the south and north side sewer plants via the sewer line running under the C & D Canal.
• Completed Town-Wide Sanitary Sewer System Evaluation Study – closed circuit television inspection of piping and manhole inspection.
• Correction of issues identified in the Town-Wide Sanitary Sewer System Evaluation Study.
• Completed planning study for a new consolidated sewer plant on the north side of Town.
• Construction of a new sewer plant on the north side of Town; Construction of a new water storage tower if it becomes necessary.
• Installation of new ADA compliant sidewalks in accordance with the Town's Revitalization Plan.
• Construction of Canal Trail and School Trail followed by the construction of the other segments of the planned shared-use trail system as funding becomes available.
• Replacement of street signs, directional signs, and other signs with a signature look plus removal of redundant signs.
• Increased tourism through a greater number of events and seasonal festivities offered and increased marketing.
• Apply for an Arts & Entertainment District designation through the Maryland State Arts Council;
• Strict adherence to the requirements of the Comprehensive Development Ordinance for new development/redevelopment.
• Reduce blight through code enforcement. Adoption of a Rental Ordinance to help ensure safe and sanitary rental housing.
• Coordinate with SHA to make a section of George Street one way, which will allow for 35 additional parking spaces and the installation of an ADA compliant walkway.
• Enhancement of exiting parking areas and identify new parking areas for the north and south side Village Centers.
• Completed feasibility study of solar panels at the wastewater treatment plants and the Chesapeake City Community Park – Little League Complex.
• Survey the residents regarding interest in establishing a local farmer's market in Town and if there is a positive response, work with community partners to establish a farmer's market.
• Increased use of various social media for marketing purposes to reduce paper waste.
• Continuation the single stream and salvageable metal recycling programs.
• Installation zone water meters to help determine where water loss is occurring so it can be eliminated.
• Creation of nature trails at Helen Titter Park.
• Acquisition of additional parkland on the south side of Town provided an agreement can be reached on price and funds can be secured.
• Improvements (playground equipment, benches, restroom facilities, etc.) made at Town parks in accordance with recommendations from the Parks & Recreation Committee.
• Conduct an inventory of historic structures and target those that are the most essential to the Town's history and character for preservation.

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REPLACE THIS PAGE WITH LOCAL GOVERNMENT SUPPORT RESOLUTIONS

TAB # 6

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SUSTAINABLE COMMUNITY APPLICATION
DISCLOSURE AUTHORIZATION AND CERTIFICATION

The undersigned authorizes the Department of Housing and Community Development (the "Department") to make such inquiries as necessary, including, but not limited to, credit inquiries, in order to verify the accuracy of the statements made by the applicant and to determine the creditworthiness of the applicant.

In accordance with Executive Order 01.01.1983.18, the Department advises you that certain personal information is necessary to determine your eligibility for financial assistance. Availability of this information for public inspection is governed by Maryland's Access to Public Records Act, State Government Article, Section 10-611 et seq. of the Annotated Code of Maryland (the "Act"). This information will be disclosed to appropriate staff of the Department or to public officials for purposes directly connected with administration of this financial assistance program for which its use is intended. Such information may be shared with State, federal or local government agencies, which have a financial role in the project. You have the right to inspect, amend, or correct personal records in accordance with the Act.

The Department intends to make available to the public certain information regarding projects recommended for funding in the Sustainable Community Plan. The information available to the public will include the information in this application, as may be supplemented or amended. This information may be confidential under the Act. If you consider this information confidential and do not want it made available to the public, please indicate that in writing and attach the same to this application.

You agree that not attaching an objection constitutes your consent to the information being made available to the public and a waiver of any rights you may have regarding this information under the Act.

I have read and understand the above paragraph. Applicant's Initials: _____

Anyone who knowingly makes, or causes to be made, any false statement or report relative to this financial assistance application, for the purposes of influencing the action of the Department on such application, is subject to immediate cancellation of financial assistance and other penalties authorized by law.

The undersigned hereby certifies that the Sustainable Communities Plan or Project(s) proposed in this Application can be accomplished and further certifies that the information set herein and in any attachment in support hereof is true, correct, and complete to the best of his/her knowledge and belief.

Authorized Signature	Print Name and Title	Date

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